

EXHIBIT 10

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AGREEMENT made this 27th day of July, 1973 between MARTIN BRUCE and SYLVIA BRUCE, (hereinafter referred to as landlord), and NINETEENTH ASHEVILLE CORP., a North Carolina corporation having an office at 1133 Avenue of the Americas, New York, New York, (hereinafter called tenant).

WHEREAS, landlord and tenant are such under a Lease dated February 1, 1966, as amended November 5, 1969 and July 11, 1972, and; whereas tenant has requested landlord to convey a part of the demised premises hereinafter described to Trustees of the Temple Baptist Church, and; whereas the mortgagee of said premises has by instrument dated June 12, 1973, recorded in Book 1082, Page 549, released the lien of the mortgage of said part of the demised premises, and; whereas S. S. Kresge Company, a tenant of said premises, has consented to said conveyance by letter dated January 24, 1973.

W I T N E S S E T H:

Said lease dated February 1, 1966, as amended November 5, 1969 and July 11, 1972, be and hereby is further amended so as to delete from the demised premises that part of the demised premises described as follows:

Located in Buncombe County, North Carolina, in the City of Asheville; beginning at a stake at the terminus of the 18th call of Tract 1 of the property described in a deed recorded in the Buncombe County Registry in Deed Book 935, at Page 1, and running thence North 82 degrees, 15 minutes West 73.75 feet; thence North 48 degrees, 10 minutes East 156.12 feet; thence South 62 degrees, 4 minutes East 15 feet; thence South 27 degrees, 56 minutes West 121.18 feet to the BEGINNING. Together with a ten foot easement North of the premises described above for drainage and maintenance of the proposed new road.

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In all other respects said Lease as amended is hereby ratified
and confirmed.

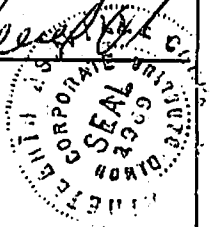
IN WITNESS WHEREOF, the landlord and tenant have respec-
tively signed and sealed these presents the day and year first above written.

Vol 140-1 Martin Bruce
Martin Bruce

Vol 710-6 Sylvia Bruce
Sylvia Bruce

Vol 721
NINETEENTH ASHEVILLE CORP.

By: Harold W. Hester



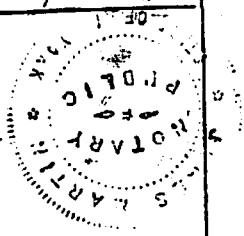
BOOK 1134 PAGE 43.

STATE OF NEW YORK)
) SS.:
COUNTY OF NASSAU)

On the 27th day of July, 1973, before me personally came
MARTIN BRUCE and SYLVIA BRUCE, to me known and known to me to
be the individuals described in and who executed the foregoing instrument
and acknowledged to me that they executed the same.

Jules Martin
Notary Public

JULES MARTIN
NOTARY PUBLIC, State of New York
No. 30-2558425
Qualified in Nassau County
Commission Expires March 31, 1975

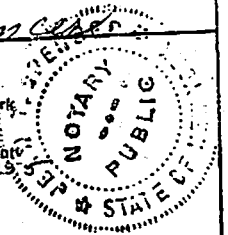


STATE OF NEW YORK)
) SS.:
COUNTY OF NEW YORK)

On the 27 day of July, 1973, before me personally came
HAROLD SCHUCKER to me known, who, being duly sworn, did
depose and say that he resides at 142-55 Roosevelt Ave (LUSHANBY);
that he is the *Vice President* of NINETEENTH ASHEVILLE CORP., the
corporation described in and which executed the foregoing instrument; that
he knows the seal of said corporation; that the seal affixed to said instru-
ment is such corporate seal; that it was so affixed by order of the board of
directors of said corporation, and that he signed his name thereto by like
order.

Jean T. Spencer
Notary Public

JEAN T. SPENCER
Notary Public, State of New York
No. 41-3783730
Qualified in Queens County
Certificate filed in New York County
Commission expires March 30, 1975



State of North Carolina, County of Buncombe

Each of the foregoing certificates, namely of *Jules Martin and Jean T. Spencer*
a notary or Notaries public of the State and County designated is certified to be correct.
This 13 day of January, 19 76

Filed for registration on the 13 day of January, 19 76

WILLIAM E. DIGGES
Register of Deeds, Buncombe County

By: *Marie L. Parkin* Deputy
19 76 at 9:47 A M.

WILLIAM E. DIGGES
Register of Deeds, Buncombe County

By: *Marie L. Parkin* Deputy